

**CITY PLANNING & ZONING COMMISSION
MEETING MINUTES
February 24, 2010**

The Bismarck Planning & Zoning Commission met on February 24, 2010, at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. Chairman Yeager presided.

Commissioners present were Mark Armstrong, Mel Bullinger, Jack Hegedus, Curt Juhala, Ken Selzler, Elden Spier and Wayne Yeager.

Commissioners Jo Conmy, Doug Lee, Lisa Waldoch and John Warford were absent.

Staff members present were Carl Hokenstad – Director of Community Development, Gregg Greenquist – Planner, Kim Lee –Planning Manager, Jason Tomanek – Planner, Kimberley Gaffrey– Office Assistant III and Charlie Whitman – City Attorney.

Others present were Jake Axtman – Swenson, Hagen & Co., Bob Vander Vorst – Design Investments, LLC, Dan Schmaltz – Metro Office Park, John Lanahan – The Philipsborn Co., Joe Cichy – 115 North 4th Street, Bismarck, Darin Schafer – Barlett & West, Inc. and Mary Jane Schmaltz – 3148 Manitoba Lane, Bismarck.

MINUTES

Chairman Yeager called for consideration of the minutes of the January 27, 2010 meeting.

MOTION: Commissioner Hegedus made a motion to approve the minutes of the January 27, 2010 meeting as received. Commissioner Spier seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Hegedus, Juhala, Selzler, Spier and Yeager voting in favor of the motion.

CONSIDERATIONS –

**ZONING CHANGE FROM A-AGRICULTURAL TO R5-RESIDENTIAL AND
PRELIMINARY PLAT – BOULDER RIDGE SECOND ADDITION**

PRELIMINARY L PLAT – BUFFALO JUMP ADDITION

ZONING ORDINANCE TEXT AMENDMENT – HM MEDICAL FACILITY DISTRICT

**ZONING CHANGE FROM COUNTY A-AGRICULTURAL AND R1-COUNTRY
HOMES RESIDENTIAL TO CITY A-AGRICULTURAL AND RR-RURAL
RESIDENTIAL – ETA PHASE 10-1**

Chairman Yeager called for consideration of the following consent agenda items:

- A zoning change from A-Agricultural to R5-Residential and preliminary plat for Boulder Ridge Second Addition. The property is 79 lots in 8 blocks on 34 acres located in north Bismarck, east of North Washington Street and North of 43rd Avenue (part of the SW¼ of Section 16, T139N-R80W/Hay Creek Township).

- A preliminary plat for Buffalo Jump Addition. The property is 5 lots in 2 blocks on 14.55 acres located along the east side of US Highway 83 between Calgary Avenue and 43rd Avenue (a replat of Lots 5-7, Block 1, Capital Electric Headquarters Addition and an unplatted portion of the NW¼ of Section 22, T139N - R80W/Hay Creek Township).
- A zoning ordinance text amendment relative to the HM Medical Facility District. The proposed ordinance would modify the front yard setback requirements.
- A zoning change from County A-Agricultural and County R1-Country Homes Residential to City A-Agricultural and City RR-Rural Residential for ETA Phase 10-1. The property is in West Hay Creek, Riverview and Burnt Creek Townships.

MOTION: Commissioner Hegedus made a motion to approve the consent agenda. Commissioner Juhala seconded the motion and it was unanimously approved with Commissioners Armstrong, Bullinger, Hegedus, Juhala, Selzler, Spier and Yeager voting in favor of the motion.

OTHER BUSINESS

John Lanahan with Philipsborn Company said he has been working with Metro Office Park, LLC for approximately seven months on a proposed hotel project for the area being platted as Buffalo Jump Addition. Mr. Lanahan stated the Holiday Inn franchise has been secured with an approval for a 120 to 140 room, full service hotel with a pool, conference facilities, a restaurant and lounge. Mr. Lanahan went on to say the investors have also been secured and are to the point where construction could be started by summer providing the land is properly platted. Mr. Lanahan added that even though nationally it is hard to get any approvals for new hotels, North Dakota and Bismarck are doing quite well and everyone involved feels this site location would do very well with a hotel and be a great addition to the market. Mr. Lanahan concluded by saying this is the only location that Holiday Inn would approve for a franchise because it is located on Highway 83 and they were very attracted to that site.

ADJOURNMENT

There being no further business Chairman Yeager declared the Bismarck Planning & Zoning Commission adjourned at 5:07 p.m. to meet again on March 24, 2010.

Respectfully submitted,

Kimberley Gaffrey
Recording Secretary

Wayne Yeager
Chairman